

**DAVENPORT ROAD**  
Beach Estate  
Felpham, West Sussex



## £800,000 Freehold

A detached, spacious home directly on the beach front of the sought after Private Felpham Beach Estate, requiring some modernization throughout and offered for sale with no forward chain.

### FEATURES:

- Superb Sea views from the first floor
- Fitted kitchen with door to utility area
- 28ft sitting room opening to formal dining room
- Sunroom with access to the garden
- Four bedrooms; master bedroom with sea facing balcony & large shower room
- Garage and driveway parking for several vehicles
- South facing gardens with lawn, raised terrace, outdoor shower room & direct beach access
- Conditional planning approval for garage conversion and internal reconfiguration for upside down living Ref: FP/9/26/HH

# DAVENPORT ROAD

Beach Estate

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## SITUATION

Situated in a quiet cul-de-sac on the popular Felpham Beach Estate which is a desirable private coastal estate located on the eastern side of Felpham Village. Felpham offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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## DESCRIPTION

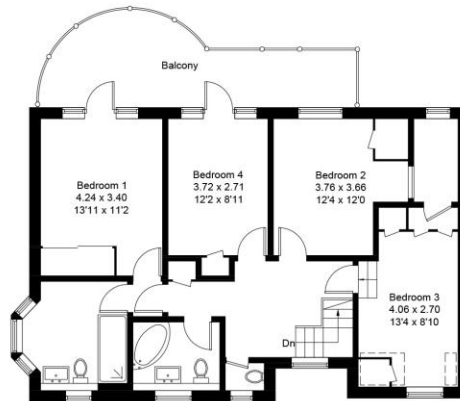
The front door opens into the entrance hall with wood panelling and original flooring, a W.C. and a door to the kitchen. This in turn has a door to the utility area to the side of the house. The impressive sitting room, which is situated to the rear of the property, has a southerly aspect, a brick fireplace with log burning stove, and opens to the formal dining room. The sunroom, accessed by double doors from the sitting room gives access to the garden. On the first floor there are four bedrooms; the master bedroom, with ensuite shower room, has built-in wardrobes, and there is a door to the south facing balcony affording amazing views of the beach and promenade; both to the west and east. Bedroom 4, also has balcony access and is currently used a sitting room. Bedrooms 2 and 4 are both good size doubles with similar beach views and Bedroom 3 has a front aspect, cupboard and eaves storage. There is also a family bathroom with corner bath and a separate W.C.

At the rear of the property is a good size south facing garden incorporating a terrace adjacent to the house; a lawn; steps up to a raised terraced area, ideal for outdoor dining; a shower room to the rear of the garage and a set of wooden gates leading directly onto the promenade. At the front of the property is a driveway with parking for several vehicles. Whilst the property requires modernisation throughout, it does have the benefit of being sold with conditional planning approval for garage conversion and internal reconfiguration for upside down living. Further detail can be found on the Arun District Council website using Ref: FP/9/26/HH.



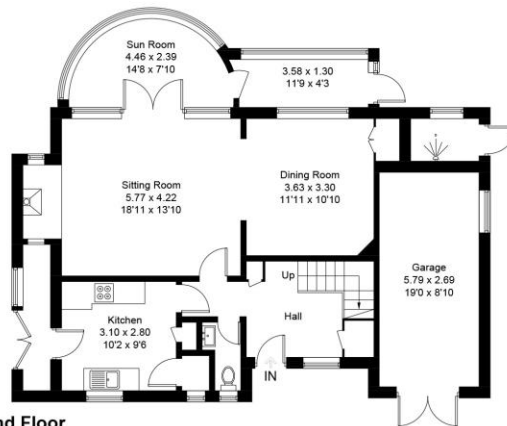
# FLOOR PLAN:

Approximate Gross Internal Area = 163.9 sq m / 1764 sq ft  
 Garage / Shower Room = 18.7 sq m / 201 sq ft  
 Total = 182.6 sq m / 1965 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1191015)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**DISCLAIMER:** Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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